

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name N/A

other names/site number Excelsior Springs Hall of Waters Commercial East Historic District [preferred]

2. Location

street & number along portions of East and West Broadway and Main Street [n/a] not for publication

city or town Excelsior Springs [n/a] vicinity

state Missouri code MO county Clay code 047 zip code 64024

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 19 Aug. 99

Missouri Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[] entered in the National Register

See continuation sheet [].

[] determined eligible for the National Register

See continuation sheet [].

[] determined not eligible for the National Register.

[] removed from the National Register

[] other, explain see continuation sheet [].

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

COMMERCE

ARCHITECTURE

Periods of Significance

ca. 1894-1948

Significant Dates

n/a

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Curtiss, Louis S.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: Excelsior Springs Historical Museum

10. Geographical Data

Acreage of Property 7

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	394710	4355460			

C. Zone	Easting	Northing	D. Zone	Easting	Northing
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[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cydney E. Millstein, architectural historian, in assoc. with Herb Duncan, architect
organization Architectural & Historical Research date July 1998
street & number P.O. Box 22551 telephone 816-363-0567
city or town Kansas City state MO zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section 7 Page 1

SUMMARY

The Excelsior Springs Hall of Waters Commercial East Historic District contains thirty (30) resources. There are twenty-eight (28) buildings and two (2) structures. Of the total number of resources, twenty-six (26) are counted as contributing, three (3) are non-contributing, and one (1) was previously listed in the National Register. The construction dates of the contributing properties range from c. 1881 to c. 1948 while the dates of the non-contributing properties range from c. 1905-1908. Although alterations to the storefronts of the contributing buildings have occurred within the district, overall the area maintains its integrity of design, setting, materials, workmanship and location.

INTRODUCTION

Located in Clay County, approximately thirty-three miles northeast of Kansas City, The Excelsior Springs Hall of Waters Commercial East Historic District includes the Original Town plat of Excelsior Springs and serves as the city's downtown area. It retains much the same compactness today that it did in the late nineteenth and early twentieth centuries. The district has a long history as a commercial center and the buildings that survive reflect that use today. The focal point of the district is the Art Deco Hall of Waters, individually listed in the National Register of Historic Places in 1983. The district consists of three full blocks of commercial buildings and portions of two additional city blocks. The district boundaries are somewhat irregular and in most instances are defined by the depth of one building. The northern boundary of the district generally lies to the north of Broadway, taking in two properties on N. Main Street, just north of Broadway and south of E. Excelsior Street. The southern boundary encompasses the southern boundary line of those properties on the south side of Broadway, to the rear of the Hall of Waters, west to Main Street. The eastern boundary is defined by Penn Street, while the west boundary is generally defined by property lines in the 100 block of West Broadway.

Of the total number of resources included in the district, two were constructed between c. 1881-1900, twenty were built between c. 1900-1909, five between c. 1909-1922 and two between 1936-1948. One building, The Hall of Waters, was constructed 1935-1937. The majority of the properties are commercial in nature and are constructed of brick with stone detailing; a significant number feature brick corbeling, prominent storefront fenestration and are one to three stories in height with flat, parapeted roofs. In terms of

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 2

=====
style, the vast majority of these buildings are designed in various vernacular interpretations, although there are a few that feature ornamental cornice style, the vast majority of these buildings are designed in various vernacular interpretations, although there are a few that feature ornamental cornice detailing that reflect secondary influences such as Victorian Eclectic. There are two predominate sub-types of commercial structures in the district: the two-story Victorian era building and the one-part commercial block. The Victorian Commercial buildings generally display a decorative treatment of the cornice line while the one-part commercial block structures are one-story without embellishment. Among the remaining contributing buildings, the following styles are exhibited: Neo-Classical Revival, and Art Deco.

The following building-by-building descriptions are organized east along Broadway, and north along Main Street, The street address appears first, then the building date (if known), architect/builder (if known), and description with comments on style. Contributing status and photograph reference(s) are also cited.

Broadway

1. 107-111 W. Broadway, Flanders Dry Goods Store; c. 1900-1905. Two-story brick, multiple entry with display windows, Victorian commercial building. Symmetrically-placed deeply recessed entrances flanked by prominent plate glass fenestration. Ribbonded, casement style multipaned clerestory windows. Non-original shed roof canopy with corrugated metal cladding below clerestory. Second story fenestration is segmental, one-over-one double-hung, sash with stone lug sills. Heavy brick corbeling at roof line crowning prominent geometric-styled indented coursing. Secondary entrance features a single Ionic wooden bracket at far east bay of main facade. Storefront entrance features original polychromatic Belgium tile; "Flanders" in tile marks the entry doors. (Contributing; photograph #1)
2. 101-103-105 W. Broadway, A.M. Howard Drug Store, et al; 1905-1909. Two-story brick, multiple entry with display windows, commercial building. Storefront vocabulary, altered from the original, contains a canted entrance at the northeast facade, two entrances at the north facade and a single entrance at the east facade. All entry doors are aluminum-framed with a fixed glass transom. The primary facade features non-original plate glass display windows and brick infill; continuous

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 3

=====

transom area has been obscured by sheet metal panels. Second story fenestration is paired, one-over-one, double-hung sash with stone lugsills and lintels. Brick corbeling at the roof line. (Contributing; photograph #1)

3. 101 E. Broadway, Clay County State Bank; 1906 with additions, Louis S. Curtiss, architect. One and one-half story, Bedford sandstone, Neo-Classical Revival commercial building. Main projecting shallow-pitched gabled unit terminates with a pedimented parapet; subordinate, flat roofed wings flank the central unit. Main facade, slightly altered from the original in 1950, features a centered plate glass recessed entry with a single aluminum-framed door. Entry bay is flanked by prominent Ionic columns that support a continuous, wide molded denticulated entablature with decorative frieze at the north facade. Clerestory fenestration at the west facade. Fenestration at the west facade features prominent, fixed plate glass units with tripartite transoms separated by Doric style piers that support a denticulated, molded entablature. North facade of each wing features a single one-over-one, double-hung sash window with lugsill and wide lintels (Contributing; photograph #2)
4. 109 E. Broadway, The Huey Building; 1908. One-story brick, multiple entry with display windows, commercial building. The storefront features a recessed entrance with non-original aluminum-framed door and transom; a secondary recessed entrance with transom is located at the far east bay. Storefront fenestration is plate glass; transom area has been obscured by vertical board. Fenestration of the second story is one-over-one, double-hung, sash with stone lugsills. Other features include brick corbeling at the roof line, end piers and a stone nameplate with "Huey 1908". Stone coping. (Contributing; photograph #3)
5. 111 E. Broadway, Excelsior Springs Candy Kitchen; 1908. Two-story brick, multiple entry with display windows, commercial building. The storefront features a recessed entrance with original wood door and transom; a secondary recessed entrance with transom is located at the far west bay. Storefront fenestration is plate glass; transom area has been obscured by plywood. Second floor fenestration is one-over-one, double-hung, wood sash with stone lugsills and lintels. Brick corbeling at the roof line. (Contributing; photograph #3)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section 7 Page 4

6. **115 E. Broadway, Oriental Bazaar Gift Store; 1908.** Two-story brick, multiple entry with display windows, commercial building. The storefront features a recessed entrance with non-original aluminum-framed door and transom; a secondary recessed entrance with transom is located at the far west bay. Storefront fenestration is plate glass; transom area has been obscured by plywood. Second floor fenestration is one-over-one, double-hung sash with stone lugsills. Brick corbeling at the roof line. East facade, which features similarly styled fenestration at the upper story, has been covered with plaster. (Contributing; photograph #3)

7. **201 E. Broadway, Hall of Waters Building, 1935-37, Keene and Simpson, architects; PWA project #5252.** Listed in the National Register of Historic Places on June 9, 1983. The three-part building is generally "T"-shaped, with strong Art Deco influences and interior and exterior embellishments influenced by Mayan Indian tradition, i.e., water and water gods. The majority of the Hall of Waters is cast-inplace concrete with an exterior skin of Ashlar stone, cast stone with carved limestone accents and exposed concrete. There are a total of five levels with four above ground and a full basement. Two main two-story entrances (north and west facades) set in cast stone bas-relief panels depicting water god of Mayan Indian design. Bronze doors are crowned by cast aluminum Art Deco-styled grill work. Casement style fenestration set in ashlar limestone openings; cast-stone spandrels. Prominent entry terrace with Ashlar stone walls and cast stone banisters and coping, wraps to the west entrance. (previously listed in the National Register; photograph #4, 5)

8. **215-217 E. Broadway, Jonathan S. Lewie Dry Goods Company; c. 1900-1905.** Two-story brick, multiple entry with display windows, Victorian style commercial building. Storefront features two recessed entrances with transoms and plate glass fenestration. A wide multipaned transom, which separates the storefront level from the second story and placed below a cast-iron lintel, is supported by multiple cast-iron half-columns. Fenestration of the second story is segmental, one-over-one, double-hung, sash with stone lugsills. Brick corbeling and denticulation crowns the primary facade below the roof line. Fenestration configuration of the south facade is similar to the north facade. Tile coping at the roof line of the west facade. (Contributing; photograph #6)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 5

- =====
9. **219-231 E. Broadway, c. 1948.** One-story, commercial brick building consisting of two nearly identically designed units. The main facade features a recessed entrance at the western portion of the building and two additional entrances located at the eastern half. Operable transoms are extant; the far east transom has been obscured by plywood. Two pairs of plate glass storefront fenestration feature tripartite transoms above each unit. A non-original glass block window is to the west of the far eastern entrance. Eastern unit has been covered with plaster. (Contributing; photograph #6)

 10. **235 E. Broadway, Hyder Post Cards, Excelsior Springs Fruit House and Benjamin's Pawnbroker, et. al., c. 1909-1913.** Two-story brick, multiple entry with display windows, commercial building. The main facade features three symmetrically-placed, recessed entrances with non-original wood paneled doors. The far east storefront features plate glass fenestration; the western unit features non-original glass block which flanks the entrance. The majority of the original leaded glass transom is extant; the far eastern end has been obscured by wood paneling. Fenestration of the second story is one-over-one, double-hung sash with stone lugsill and lintel coursing at the paired, western units. Segmental fenestration of the secondary facades is similarly configured. (Contributing; photograph #6)

 11. **237 E. Broadway, T.S. McMullen, Real Estate, c. 1905-1908.** One-story Permastone veneered, commercial building severely altered from the original design. Main facade features a non-original recessed tripartite aluminum-framed plate glass window; entrance to the east features a non-original aluminum-framed door. Plaster band above entry and fenestration (Non-contributing; photograph #6)

 12. **Limestone Stairs, c. 1881.** A series of concrete steps with solid stone rail and concrete platform, connects Broadway with Fishing River Linear Park to the south. (Contributing; photograph #7)

 13. **Well Pump, c. 1936-37.** Original well pump set in a modern concrete well-head protector with metal hood. Originally pumped high calcium carbonate water to the Hall of Waters. (Contributing; photograph #8)

 14. **249 E. Broadway, Dr's. Isley and Musgrave, physicians; Dr. M.A. Ashley, physician; c. 1905-1908.** One-story brick, commercial

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 6

=====

building. Two separate storefronts, symmetrically arranged. Two entrances are placed at the center of the building; non-original, plate glass windows are placed at the east and west end. Brick veneer is non-original. A series of additions have been constructed to the rear of the building. West facade, covered in plaster, features one-over-one double-hung sash fenestration (Non-contributing; photograph #9)

15. **251 E. Broadway, Samuel & Dresslaer Meat Market, c. 1905-1908.** Two-story, PermaStone veneered, commercial building. Altered from its original design, the main facade features two entrances with paneled wood doors; plate glass windows have been boarded over with plywood. Second story features non-original wood balcony supported by metal brackets; centered entrance with transom flanked by one-over-one, double-hung sash fenestration. West facade, covered with plaster, has similarly styled fenestration. (Non-contributing; photograph #9)
16. **253 E. Broadway, S.S. Major Furniture and Undertaking; Knights of Pythias, c. 1905-1908.** Two-story brick, commercial building. The main facade features a centered entrance with non-original door flanked by non-original narrow, plate glass windows. Original second story fenestration is segmental arched, one-over-one, double-hung sash with stone lug sills. Brick corbeling at the roof line. (Contributing; photograph #9)
17. **255 E. Broadway, The Excelsior Baths and Broadway Rooms, c. 1913-1922.** Two-story brick, single entry with display windows, commercial building. Recessed main entry features aluminum framed door with fixed transom. Plate glass fenestration flanks the entrance. Continuous transom obscured by plywood. Secondary entrance with transom (obscured by plywood) at the western end. Second story features a centered entrance flanked by one-over-one, double-hung sash fenestration and a continuous decorative wrought-iron balcony supported by prominent brackets. Balcony appears to be original. Brick stringcoursing below roof line. (Contributing; photograph #9)
18. **257-263 E. Broadway, c. 1905-1909.** One-story brick, multiple entry with display windows, commercial building. Slightly altered from the original, the storefront features four separate recessed entrances with transoms separated by brick piers. Display windows of 257-61 E. Broadway are aluminum-framed, plate glass; the remaining storefront has been

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 7

=====

covered with plywood. Wide transom placed above the entrances has been obscured by wood paneling. A single, metal post is placed at the center two entrances. Contrasting raised brick panels below the roof line. (Contributing; photograph #9)

19. 248 E. Broadway, c.1905-1909. Two-story brick, multiple entry with display windows, Victorian influenced commercial building. Original storefront has been altered. Dual end bay entrances with transoms separated by a large plate glass window. Continuous transoms covered with a wood shingled shed roof. A single non-original segmental entrance at the second story is flanked by original segmental one-over one, double-hung, sash fenestration with stone lugsills. A decorative pressed metal cornice, with modestly designed brackets, features finials at the corners. (Contributing; photograph #10)
20. 244-246 E Broadway, Fraternal Order of Eagles Lodge Hall and Dr. H.J. Clark, physician, c. 1905-1909. Two-story brick, multiple entry with display windows, commercial building. Original storefront design has been altered. Non-original, double-door entrance flanked by plate glass fenestration at the western portion of the building. The eastern section features a recessed entrance and large, plate glass display windows. Additional centered entrance. Continuous wide transom has been obscured by a wood shingle shed roof at the eastern portion and bricked in at the western half. The second story features one-over-one, double-hung sash fenestration with stone lugsills; a single door is placed between the fenestration at the eastern portion of the building. Non-continuous stone banding is placed below the roof line. (Contributing; photograph #10)
21. 116-120 E. Broadway, The Kennedy Building, 1902. Two-story, brick, multiple entry with display windows, Victorian commercial building. Original recessed entrance with single wooden door and transom extant at far west bay; transom has been infilled. Remaining two storefront entrances have been altered with Permastone; transoms and bulkhead obscured. Original cast-iron columns (manufactured by the Westside Foundry) and lintel with rosettes extant. Large polygonal oriel windows at far east and west bays. Fenestration at second-story is one-over-one, double-hung sash with stone sills and decorative lintels. Brick corbeling; stone belt coursing. Stone name plate at west end reads "Kennedy 1902". East facade features two entrances.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 8

=====

Fenestration has been partially infilled with concrete block and glass block; second story fenestration, including an oriel, is identical to that of the primary facade. (Contributing; photograph #11-12)

22. 114 E. Broadway, The Rowell Building, c. 1909-1913. Two-story brick single entry with display windows commercial building. Storefront features non-original aluminum-framed door with transom flanked by plate glass fenestration set in between a glass block transom and bulkhead. Transom above storefront has been infilled with plaster. Second story fenestration is one-over-one, double-hung sash with stone lugsills. Brick stringcoursing and recessed brick panel. Stone nameplate reads "ROWELL". (Contributing; photograph #11-12)
23. 110-112 E. Broadway, Graves Brothers Shoes & Furnishings; J.E. Dive Studio, Western Union Telegraph Office and Silver's Kennedy Real Estate; c. 1905-1909. Two-story brick, multiple entry with display windows, Victorian commercial building. Canted, recessed entry with centered twin entrances featuring aluminum-framed doors and fixed transoms; non-original aluminum-framed plate glass fenestration. Transom infilled with plaster. Second-story fenestration is paired, segmental, one-over-one, double-hung sash with stone lugsills; flanked by tripartite units featuring fixed central window with multipaned sidelights set above glass block sills. Brick corbeling and tile coping. Original neon sign displaying "Excelsior Institute Clinic" extant. (Contributing; photograph #11, 12)
24. 108 E. Broadway, A.W. Snider Lunch Restaurant, c. 1900-1905. One-story stucco, single entry with display window, commercial building. Original storefront features a recessed entrance with wood framed door and plate-glass display window. Transom area extant beneath the corrugated aluminum awning. Curved parapet features stone coping. (Contributing; photograph #11, 12)
25. 106 E. Broadway, First National Bank Building, c. 1900-1905. Two-story brick, single entry with display window, commercial building. Original storefront slightly altered from the original features an aluminum-framed entrance and large plate glass display window. Transom area has been obscured by vertical board. Second story fenestration is one-over-one, double-hung sash with stone lugsills and transom. Denticulation set below brick corbeling at the roof line.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 9

=====
Tile coping. (Contributing; photograph #11, 12)

26. 100-104 E. Broadway, The Wintermute Building, c. 1895-1900. Two-story brick, multiple entry with display windows, Victorian commercial building. Dual centered entrances with wood-framed doors, flanked by plate glass fenestration which wraps to the west facade; original transom replaced by opaque glass and wood shingles. Second-story fenestration segmental, one-over-one, double-hung sash with stone lugsills and brick label molds. Prominent brick piers separates fenestration. Fenestration at the west facade is segmental, double-hung sash, one-over-one and four-over-one. Three window openings have been covered with fiberglass. Brick corbeling at roof line. (Contributing; photograph #11, 12)

South Main Street

27. 109 S. Main Street/105 E. Broadway, The Francis Hotel, c. 1905-1909 and c. 1917-1922. Two, two-story brick, multiple entrance with display units, commercial buildings. The unit at 109 S. Main Street features a wood-framed door with sidelight at the far south bay; centered entrance is recessed. Non-original plate glass fenestration; glass block and brick veneer at storefront level. Second story paired fenestration is wood, one-over-one, double-hung, sash with stone lug sills; fenestration at the south and north facades is identical. First story of the south facade has been covered with plaster. Brick corbeling above denticulation at roof line wraps to the south and north facades. The unit facing East Broadway, featuring a tiled mansard roof with multiple wood knee-bracing, displays a recessed entrance with wood framed door and sidelights. Tripartite plate glass fenestration with stone lugsill extant at the far west bay and far north bay of the west facade. Transom obscured. Remainder of display windows obscured by plywood; transoms and lugsills extant. Second story fenestration is one-over-one, double-hung sash with stone lugsills and continuous stone lintel coursing. Buildings connected by a one-story hall at an alley reached from Main Street (Contributing; photograph #13, 2).
28. 110 S. Main Street, The Auditorium, c. 1905-1909. Three-story buff and red brick, multiple entry with display windows, commercial building. Canted entrance, supported by a single steel column, at southeast facade features an aluminum-framed door and plate glass

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 10

fenestration. Secondary entrances have been infilled at east facade. Transom infilled with brick. Steel transom extant. Brick piers divide bays. At the east facade, all of the second story windows have been infilled; third story units are one-over-one, double-hung sash. Windows at the third and second story of the south facade duplicate those of the east facade; several windows at the second story have been infilled. Stone lugsills and lintels. Brick piers at the southeast and northeast corners are corbeled near the roof line and feature a contrasting cross pattern. North facade has been partially covered with stucco. The majority of fenestration at the first and second stories have been infilled; third story units duplicate that of the primary facades. Additional features include brick quoining and corbeling. (Contributing; photograph #14)

North Main Street

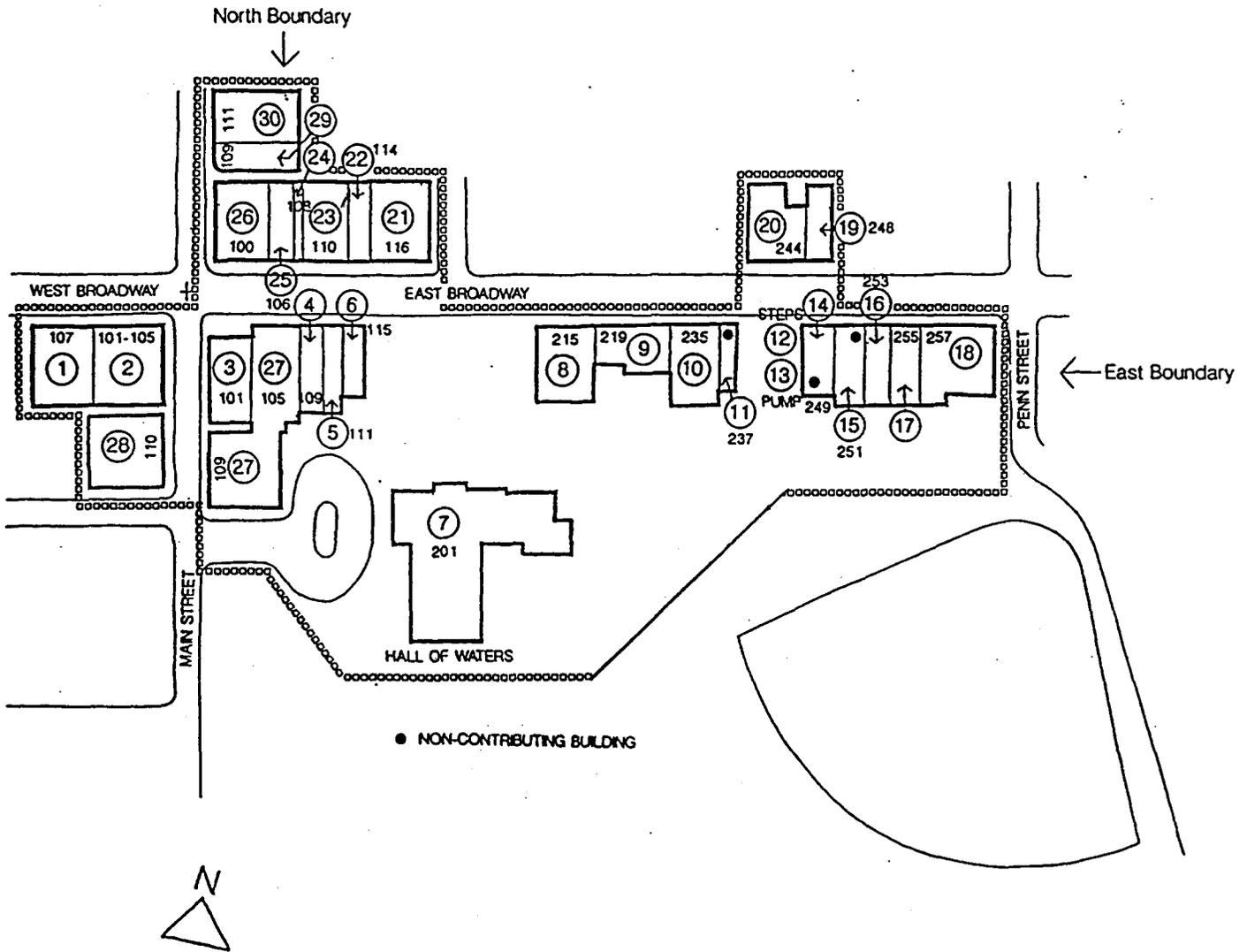
29. 109 N. Main Street, c. 1900-1905. Two-story brick commercial building. Storefront, modified from the original design, features a canted entrance at the southwest facade with wooden double-doors; transom has been obscured by wood paneling. A multipaned and paneled overhead door and secondary entrance is featured at the west facade; the overhead door appears to be an historic alteration. Fenestration, with stone lugsills and lintels, has been obscured with plywood. Brick corbeling at the roof line. (Contributing; photograph #15)
30. 111-113 N. Main Street, The R.W. Pack & Company Furniture Store, c. 1909-1911. Two-story brick, single entry with display windows. Original recessed entrance with wood double-doors, flanked by plate glass display fenestration intact but obscured by plywood. Transom obscured by wood paneling. Second-story fenestration with stone lugsills covered with plywood. Brick corbeling above stringcoursing at roof line. Stone coping. (Contributing; photograph #15).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri



IDENTIFICATION OF RESOURCES MAY 1998

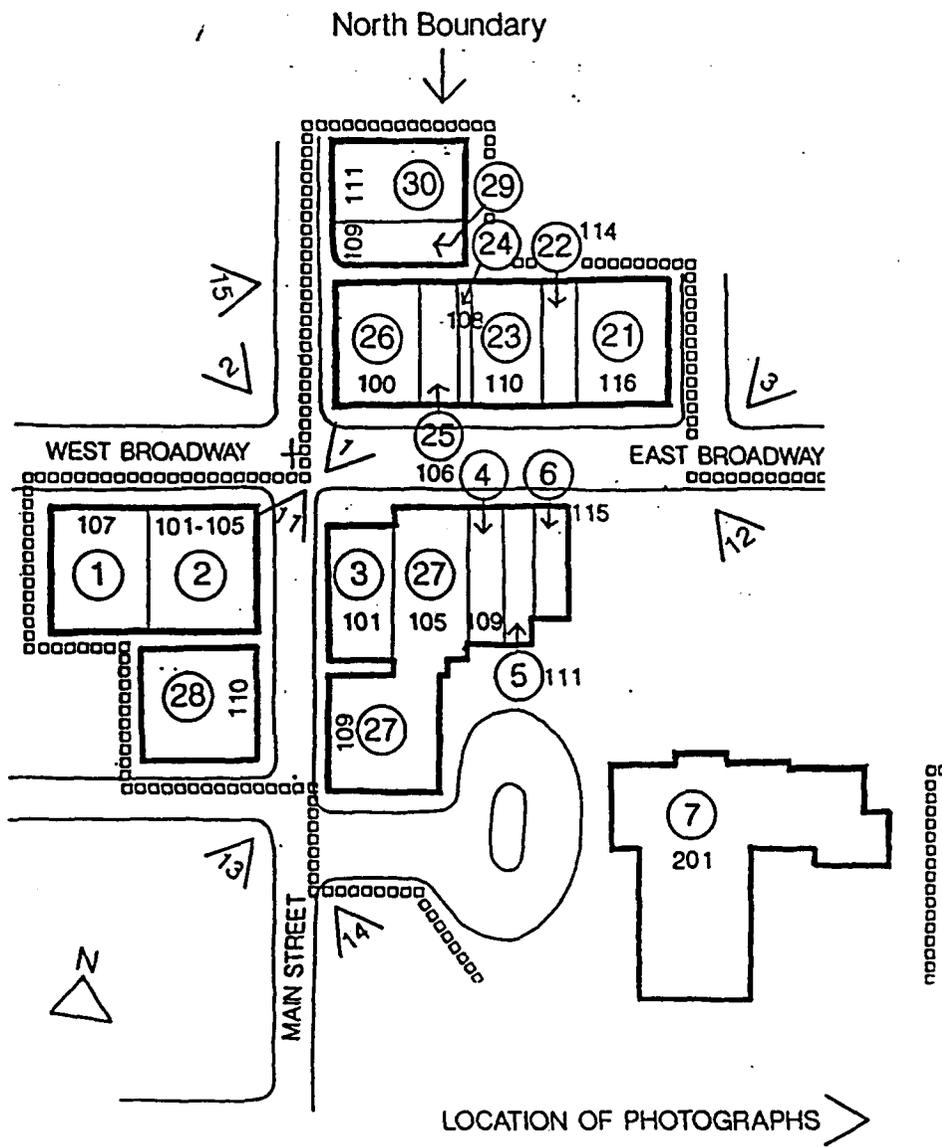
United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 12

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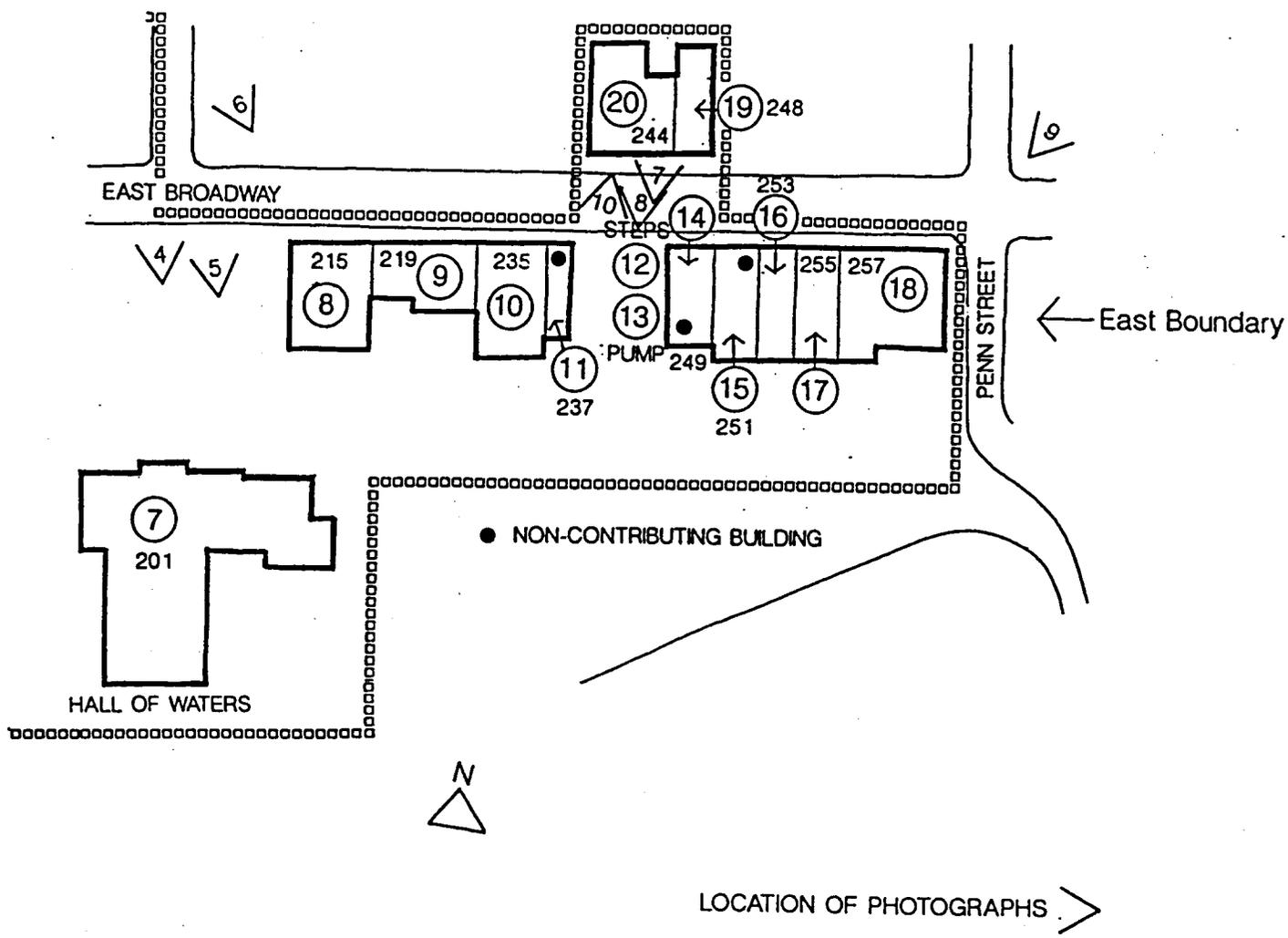


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 7 Page 13



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 14

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SUMMARY

The Excelsior Springs Hall of Waters East Commercial Historic District is significant under Criterion A for Commerce and Criterion C for Architecture. Historically, the district was the commercial center of the town and the vigorous commercial activity represented by the buildings in the district is still present today. In addition, Excelsior Springs was founded, existed and was nationally famous as a health resort and examples of surviving buildings and a site in the district that are representative of these health-related resources survive. Architecturally, the historic district embodies a cohesive collection of well-crafted, vernacular commercial buildings, some with Late Victorian stylistic influences, as well as examples of the Neo-Classical and Art Deco styles. Together the architecture is reflective of the time and period of the development and prosperity of the commercial district. The period of significance for the historic district, c. 1881-1948, represents the span of years between the earliest extant resource in the district and the arbitrary fifty-year cut-off date required by the National Register. While some of the buildings of the district have experienced storefront alterations, overall, the historic district retains its integrity of design, setting, materials, workmanship, and location and has survived in good condition.

It is important to note that the Excelsior Springs Hall of Waters Commercial East Historic District is inextricably linked, in terms of history and architecture (including density, scale, type, age, style of buildings, structures and patterns of historic development and association), with the neighboring Hall of Waters Commercial West Historic District. Consequently, the following elaboration reflects the general history and development that characterizes and substantiates the significance of both districts. However, because the unity of the commercial district, in its entirety, is interrupted by intrusions and is therefore discontinuous, the commercial east and west historic districts no longer are physically connected.

ELABORATION

Throughout Excelsior Springs' history the discovery and subsequent commercialization of its mineral waters dominated much of the city's overall growth and development, yet water resources for which the town would eventually become famous, were first treated with suspicion. For many years it was known that a mineral spring ran from the north bank of Fishing River, but it was never believed that it possessed curative powers. Referred to as "Pizen Spring", its overflow was iron-rust red in color.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 15

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Prior to its discovery, throughout the years following the Civil War, the area encompassing what was to become Excelsior Springs remained wild and undeveloped. The rough terrain, rocky hills and heavy growth made it a difficult site for settlement. Purportedly, it wasn't until 1880 that Excelsior Springs was "discovered" by accident by an African-American farmer, Travis Mellion. Mellion's daughter, suffering from scrofula (swelling of the lymph glands), frequently used the water for bathing and drinking. A nearby German Farmer, Frederick Kugler, witnessed the rapid improvement of the girl's health and began using the water to treat his rheumatic knees and an old war wound. When Kugler recovered from his ailments, word spread throughout the area, and the valley was soon visited by many seeking the medicinal powers of the spring waters.

Landowner A.W. Wyman, whose holdings included the mineral spring, realized the potential for developing his property. Along with the Rev. J.V.B. Flack, a businessman from Missouri City, Wyman sent samples of the water to Wright & Merrill, St. Louis chemists, to be analyzed. The analysis stated that the water contained minerals that "justified expectations of curative results." Subsequently, Excelsior Springs was surveyed on September 1, 1880, by County Surveyor Thomas B. Rogers and in the same month, platted by Wyman and Flack. On February 7, 1881, Excelsior Springs was incorporated by the county court as a village, the site comprising all of the northeast quarter of the southwest quarter of Section 1, Township 52, Range 30---totaling forty acres. On July 12, 1881, the town was incorporated as a city of the fourth class.

Flack, who swiftly made his home in Excelsior Springs, opened the first dry goods store, founded the first church and then turned his preaching abilities to the merits of the waters, which he carried to a number of midwestern states. The spring, originally named "Excelsior" by the Rev. Flack after a popular poem by Henry Longfellow, was later changed to "Siloam." The promotion and development around several other springs, including the Empire (later the Regent), Relief, Superior and Saratoga. Twenty separate springs or wells were eventually discovered.

Within a year of the town's platting, nearly two hundred houses were constructed on the hillsides and valleys surrounding the original spring and, in a very short time, small boarding and rooming houses were built to accommodate the throng of visitors. The 25-room Excelsior House, Excelsior Springs' first hotel, was constructed by Joseph Wert and A.W. Wyman in March 1881 and was located on East Broadway in the Original Town plat (later

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 16

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demolished). Other commercial buildings, including Flynn's Grocery, Flack's Dry Goods, M.G. Froman's and Stapp & Snapp's Hardware were all centered along Broadway and Main Streets. After the town was platted, the ensuing commercial development of Excelsior Springs increased with such vigor that "it is doubtful that any town in Missouri ever grew more rapidly in one year . . ."

Although rail lines passed nearby to Excelsior Springs, in the early years of development, the community remained somewhat isolated. Stage lines had to be brought into operation from nearby railway points, such as Liberty, Missouri City, Kearney and Lawson. When the Chicago, Milwaukee and St. Paul Railroad established a line between Chicago and Kansas City via Excelsior Springs in 1887, the town truly exploded with development. By the following year, the first Elms Hotel was constructed with rooms for 250 guests. In addition, the Interurban Electric line gave easy access to and from Kansas City. By the turn-of-the-century, Excelsior Springs had taken on a resort and vacation place atmosphere. Consequently, the town's commercial activity burgeoned.

By 1894, the greatest concentration of construction in Excelsior Springs occurred in the area of Broadway, South Street and Thompson Avenue, clearly setting the general boundaries and overall activity for the city's commercial area which has survived to the present. By 1909, the south side of Broadway (today included in the East Historic District) was heavily developed to Penn Street, yet some of the initial modestly designed commercial properties constructed in the early 1880s (located on the north side of Broadway) had been replaced with newer construction.

A sampling of the businesses that were established in the commercial area, now part of both the East and West Historic Districts, at the close of the 19th century included: The Goff House (118 South Street, West District); Excelsior Springs Drug Company (102-104 E. Broadway, East District); Wholf's Tavern (201 South Street, West District); and the Arlington Hotel (201 Spring Street/114 S. Marietta, West District) designed by architect William F. Schrage. Although these early surviving buildings do not display any particular high-style architectural influence, their collective image set the tone for future development, configuration, and character of Excelsior Springs' commercial core.

The first decade of the 1900s ushered into Excelsior Springs a large number of commercial ventures which undoubtedly accounted for one of the most significant building booms in the city's history. Unquestionably spawned by

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 17

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the increasing popularity of the mineral water springs, the mercantile trade expanded rapidly, infusing a wide variety of businesses throughout the city's commercial core. More than twenty establishments were started between 1900 and 1909. Hotels included the Ideal Hotel (200-216 S. Marietta, West District); The Washington Hotel (213-217 South Street, West District); and The St. Joe House (109 S. Main, East District). Specialty stores included Flanders Dry Goods (107-111 W. Broadway); S.G. Johnson and Sons Grocers (116 E. Broadway); S.J. Huey Jewelers (109 E. Broadway); F.M. Applegate confectionery & News Shop (101 W. Broadway), all presently located in the East Historic District. Recreational facilities included The Auditorium (110 S. Main Street), while the Eagle Aerie Lodge #3917 (244 E. Broadway) served as a social hall. The construction of the Clay County State Bank building (101 E. Broadway) gave Excelsior Springs a notable financial institution, as well as a highly significant building designed in the Neo-Classical style by the prominent and idiosyncratic Kansas City architect, Louis S. Curtiss.*

With the exception of the Curtiss bank, the majority of the properties built during this prosperous period of construction display a modest Late Victorian vocabulary applied to a two-part commercial block, "one of the most common types of composition used for small and moderate-sized commercial buildings throughout the county." In Excelsior Springs, this architectural form came to dominate the commercial streetscape. These two and three-story buildings display accentuated cornices with brick corbeling or pressed metal bracketing and stringcoursing that served as elaborate termini to the primary facades. The lower zones of these buildings are comprised of retail units with large display windows and transoms. While most of these buildings remain modest in overall design and scale, it is the consistency in the use of materials and uniformity in composition that contributes to an architecturally cohesive commercial core. Notable examples in both the East and West Historic Districts include: 215-217 E. Broadway, 109 through 115 E. Broadway, 101-105 W. Broadway, 107-111 W. Broadway, 110 S. Main Street, 200-216 S. Marietta and 213-217 South Street.

Construction in Excelsior Springs during the 1910s continued at a steady pace, adding to the existing divergent business climate and architectural character of the commercial district. Wood-frame residences that once lined Spring, South and Marietta streets were soon replaced by brick structures that survive

* The Clay County Bank Building was individually nominated to the National Register of Historic Places; however, the nomination was not accepted by the National Park Service.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 18

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intact. Boarding houses and hotels located on the south end of the West Historic District built during this period of continued expansion include the Buckley Apartments (101 South Street) and the Snapps Hotel (117-119 South Street); social halls include the Elks Lodge No. 1001 (112 Thompson Avenue) and the I.O.O.F Building (201-201 Thompson Avenue). One of the most substantial buildings in the western edge of the West Historic District constructed during this period is Silvers Garage (414 Thompson Avenue), purportedly the largest Dodge/Chrysler dealership west of the Mississippi River, according to the "Historic Resources Survey, Phase II, 1993." In addition, the first post office to be constructed in Clay County was the Excelsior Springs Post Office (505 Elms Boulevard), a Neo-Classical building that anchors the West Historic District at its southernmost boundary. Collectively, these buildings are reflective of the prosperity of the community during this era.

Like the preceding decade, the overwhelming majority of commercial buildings were designed in the vernacular (one and two-part commercial block, some with Late Victorian affinities), but there are several that display a more sophisticated architectural style. Besides the above mentioned Neo-classical Post Office, the Georgian Revival/Colonial Revival influenced building located at 112 Thompson and the Eclectic Snapp's Hotel, 117-119 South Street, are two of the more elaborately conceived buildings, providing key visual elements within the West Historic District. Additionally, the apartment building at 101 South Street imparts typical Prairie Craftsman detailing.

The pace of construction within the commercial core dramatically ebbed during the decades of the 1920s, 1930s and 1940s due to economic stagnation; nevertheless, the remaining vacant lots on Thompson Avenue (located in the West Historic District) were developed. Located mostly on the 400 block, several one-story brick vernacular style, one-part commercial block buildings were erected.

Representing the very foundation on which the town developed, The Hall of Waters was constructed during this period, in 1935-37. This Art Deco inspired focal point of the commercial district was the central dispersal site of the various kinds of mineral water to be found in Excelsior Springs. An extant pump that originally drew water from a lithia spring, is located to the east of the Hall of Waters, adjacent to 249 E. Broadway. It was installed c. 1936 by the Kansas City engineering firm of Black and Veatch in conjunction with the erection of the Hall of Waters. Other buildings that historically were

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 8 Page 19

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associated with the commercialization of the mineral water springs include 402 St. Louis Avenue, 110-112 and 255 East Broadway. 402 E. St. Louis Avenue (located in the West Historic District) was the location of the McCleary Clinic, an institute that specialized in the healing of rectal and colonic disorders by the use of mineral water prescriptions. Formally opening in June 1927, the McCleary Clinic was one of four major clinics devoted entirely to the health aspect of the mineral waters in Excelsior Springs. Having served over 300,000 patients, it closed its doors in 1972. The later addresses (located in the East Historic District) housed the Salt Sulphur Bath House and the Excelsior Baths, respectively.

With regard to architectural significance, two additional notable buildings from this era include the Art Deco styled Montgomery Ward building (427 Thompson Avenue) and the Hope Funeral Home (111 Thompson Avenue/216-220 Spring Street) a rustic stone complex designed in the Picturesque tradition. Both buildings are located in the West Historic District.

Until the early 1960s, the commercial area of Excelsior Springs continued to prosper. However, the city's vitality began to lag when legislation was passed in 1963 prohibiting the clinics from advertising cures based on the benefits of the mineral springs waters. Even though the economy of the Excelsior Springs has suffered since then, lately there has been a renewed interest in the community's history and commercial viability. An historic preservation ordinance was passed and the Excelsior Springs Historic Preservation Commission was formed. Rehabilitation of the National Register listed Elms Hotel, in its final stages, will undoubtedly fuel the city's future resurgence.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 9 Page 20

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section number 9 Page 21

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Section 10 Page 22

10. GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at a point on the northwest corner of 107 West Broadway proceed east along the south side of the right-of-way of West Broadway to the southeast corner of the intersection of West Broadway and Main Street; then proceed north following the east side of the right-of-way of Main Street to the northwest corner of 111 Main Street; then proceed east to the rear property line of 111 Main Street; then proceed south along the rear property line of 111 and 109 Main Street to the rear property line of 110 East Broadway; then proceed east along the rear property lines of 110, 114 and 116 East Broadway to the west side of the right-of-way of Elizabeth Street; then proceed south along the west side of the right-of-way of Elizabeth Street to the south side of East Broadway; then proceed east along the south side of the right-of-way of East Broadway to the northeast corner of 237 East Broadway; then proceed north across East Broadway and along the west property line of 244 East Broadway to the northwest corner of 244 East Broadway; then proceed east to the northeast corner of 248 East Broadway; then proceed south along the east property line of 248 East Broadway to the south side of the right-of-way of East Broadway; then proceed east along the right-of-way of East Broadway to the southwest corner of East Broadway and Penn Street; then proceed south to the south property line of 257 Broadway; then proceed west to the centerline of the levee along the east side of the Hall of Waters; following the centerline of the levee around the southeast, south and southwest sides of the Hall of Waters, proceed southwest 200 feet, then west 150 feet, then northwest 60 feet to the edge of the circle drive on the west side of the Hall of Waters; then proceed west to the east side of the right-of-way of Main Street; then proceed north to the northeast corner of the intersection of Main Street and Spring Street; then proceed west across Main Street to the southwest corner of 110 Main Street; then proceed north to the rear property line of 107 West Broadway; then proceed west to the west boundary line of 107 West Broadway; then proceed north to the point of beginning, the northwest corner of 107 West Broadway.

Boundary Justification

The historic district includes the historical commercial area generally bounded by East and West Broadway, Main Street and Penn Street. This area remains commercial in use and retains historic integrity. To the immediate north and east of the district are residential neighborhoods consisting of single family housing and boarding rooms dating from the turn-of-the-century to the 1920s. The Excelsior Springs Hall of Waters Commercial West Historic District is located west of the historic district. Fishing River Linear Park lies directly to the south. The boundaries were drawn to include the existing National Register boundaries for the Hall of Waters, listed 6/9/83.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photographs Page 23

Excelsior Springs
Hall of Waters Commercial
East Historic District
Clay County, Missouri

Photographs

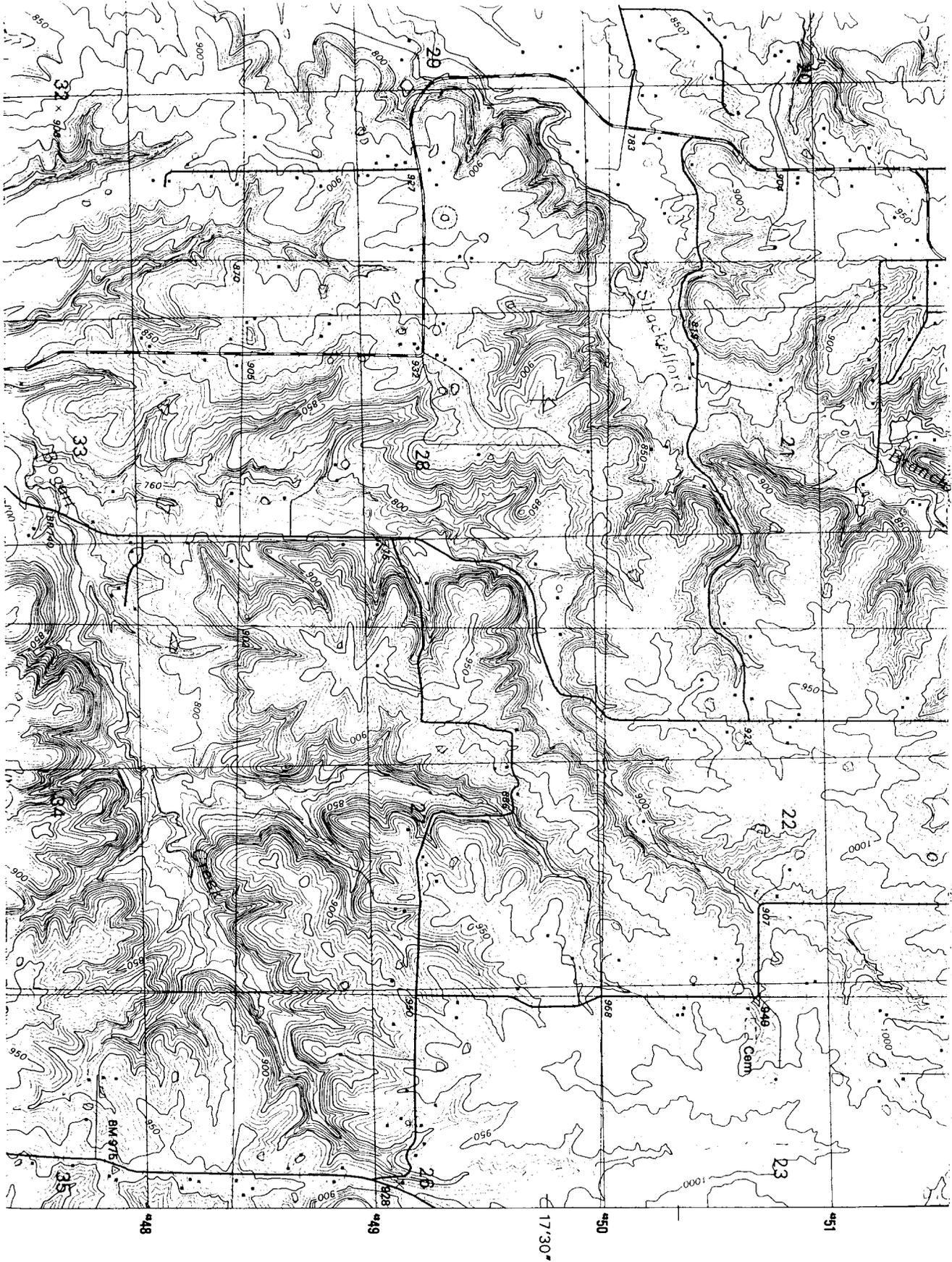
The following information is the same for all photographs:

1. Excelsior Springs Hall of Waters Commercial East Historic District
2. Clay County, Missouri
3. H. Duncan photographer; 1-3,6,9-12,14-15
Cydney Millstein; 4,5,7,8,13
4. May 1998
5. Negatives with preparer, Cydney Millstein, Architectural & Historical Services

List of Photographs

See Section 7: page 12-13 for indication of camera angles.

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| 1. North facade and east elevation, 101-105 West Broadway, looking southwest | 9. North facade and east side of 257 East Broadway, looking southwest |
| 2. North facade and west elevation, 101 East Broadway, looking southeast | 10. South facades of 244 and 248 East Broadway, looking north |
| 3. Streetscape, south side of the 100 block of East Broadway, looking southwest | 11. Streetscape, north side of 100 block of East Broadway, looking northeast |
| 4. North facade, Hall of Waters, looking south | 12. Streetscape, north side of 100 block of East Broadway, looking northwest |
| 5. North facade, Hall of Waters, looking south | 13. West facade and south elevation, 109 Main Street, looking northeast |
| 6. North facade and west elevation, 215 East Broadway, looking southeast | 14. South and east elevations, 110 Main Street, Looking northwest |
| 7. Stairs on south side of East Broadway, looking south | 15. West elevations, 109 and 111 Main Street, looking east |
| 8. Wellhead south of East Broadway, looking south | |



17°30'

94°15' 93°E 94 95 12'30" 97

